

**LOOK what's
coming onto
the market
soon...**



**contact us now for more details
and to register your interest**

Gipsy Lane, Leicester LE4 6RF

welcome to

Gipsy Lane, Leicester

William H Brown are delighted to present for sale this three bedroom, semi-detached family home, located in the highly desirable residential area of Belgrave, Leicester. We believe the property would be an ideal first-time buy or investment for a family. Call us now to arrange a viewing tour.



Entrance Hallway

Cloakroom W C

With WC and hand wash basin

Lounge

14' 9" x 12' 5" (4.50m x 3.78m)

Radiator

Dining Room

9' x 8' 11" (2.74m x 2.72m)

Double glazed window to the rear and radiator

Kitchen

10' 11" x 8' 3" (3.33m x 2.51m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, combi boiler and space for appliances. Double glazed window to the front

Utility Room

First Floor Landing

Bedroom One

12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window to the rear, fitted wardrobes and radiator

Bedroom Two

11' 10" x 8' 4" (3.61m x 2.54m)

Double glazed window to the front, fitted wardrobes and radiator

Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the rear and radiator

Family Bathroom

Double glazed window to the front, bath, WC and hand wash basin

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden with a shed



view this property online williamhbrown.co.uk/Property/LHS118268



welcome to

Gipsy Lane, Leicester

- MID-TERRACED FAMILY HOME
- THREE BEDROOMS
- REAR GARDEN & DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- CLOSE-BY TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS118268 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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